

FEE \$ 5.00

BLDG PERMIT NO. 51901

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
Grand Junction Community Development Department

**THIS SECTION TO BE COMPLETED BY APPLICANT**



BLDG ADDRESS 1048 Independent Ave. TAX SCHEDULE NO. 2945-143-00-146

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 40,000

(1) OWNER Zanscar LLT NO. OF DWELLING UNITS  
BEFORE: 44 AFTER: 44 THIS CONSTRUCTION

(1) ADDRESS 1048 Independent Ave., #201

(1) TELEPHONE 245-7571 NO. OF BLDGS ON PARCEL  
BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Miller-Siess, Inc. USE OF EXISTING BLDGS office/office wh/retail

(2) ADDRESS 1048 Independent Ave. DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 242-9287 Installation of three sinks

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE C-2 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL) or  
\_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions \_\_\_\_\_

Maximum Height \_\_\_\_\_ See attached comments

CENSUS TRACT 4 TRAFFIC ZONE 10

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Allen Blanson Date 4-25-95

Department Approval Marcia Rabideaux <sup>06917/RS</sup> Date 4-25-95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. \_\_\_\_\_

Utility Accounting Archie Hays Date 4-25-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

4/24/95

Interior Remodel--1048 Independent Avenue #201

As per a telephone conversation with Mike Miller on 4/24/95 I gathered the following information:

The space consists of 2900 sq.ft. For the past 7 years 1300 sq.ft. has been used as a beauty school with two sinks. 1600 sq.ft. has been for retail sales. Based on those uses 6 parking spaces would be required for the two work stations and 8 parking spaces would be required for the 1600 sq.ft. of retail sales area for a total of 14 spaces.

The proposed interior remodel and the addition of 3 sinks will result in the total 2900 sq.ft. being used for the beauty school. The parking requirement for the 5 stations would be 15 spaces.

The manager also indicated that the previous use (retail and the school) generated about 150 clients per day. The use of the space entirely for the beauty school will ultimately generate the need for 3 instructors and approximately 40 customers per day which includes the students and the people they are working on.

Parking for this complex is shared parking for all units.

Based on the above, the interior remodel is creating an insignificant additional parking requirement (1 space). A Planning Clearance will be issued for the interior remodel.

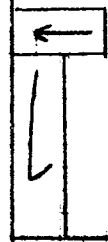
Kathy Portner  
Planning Supervisor

ACCEPTED: *Zornie Howard* 5/19/95  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

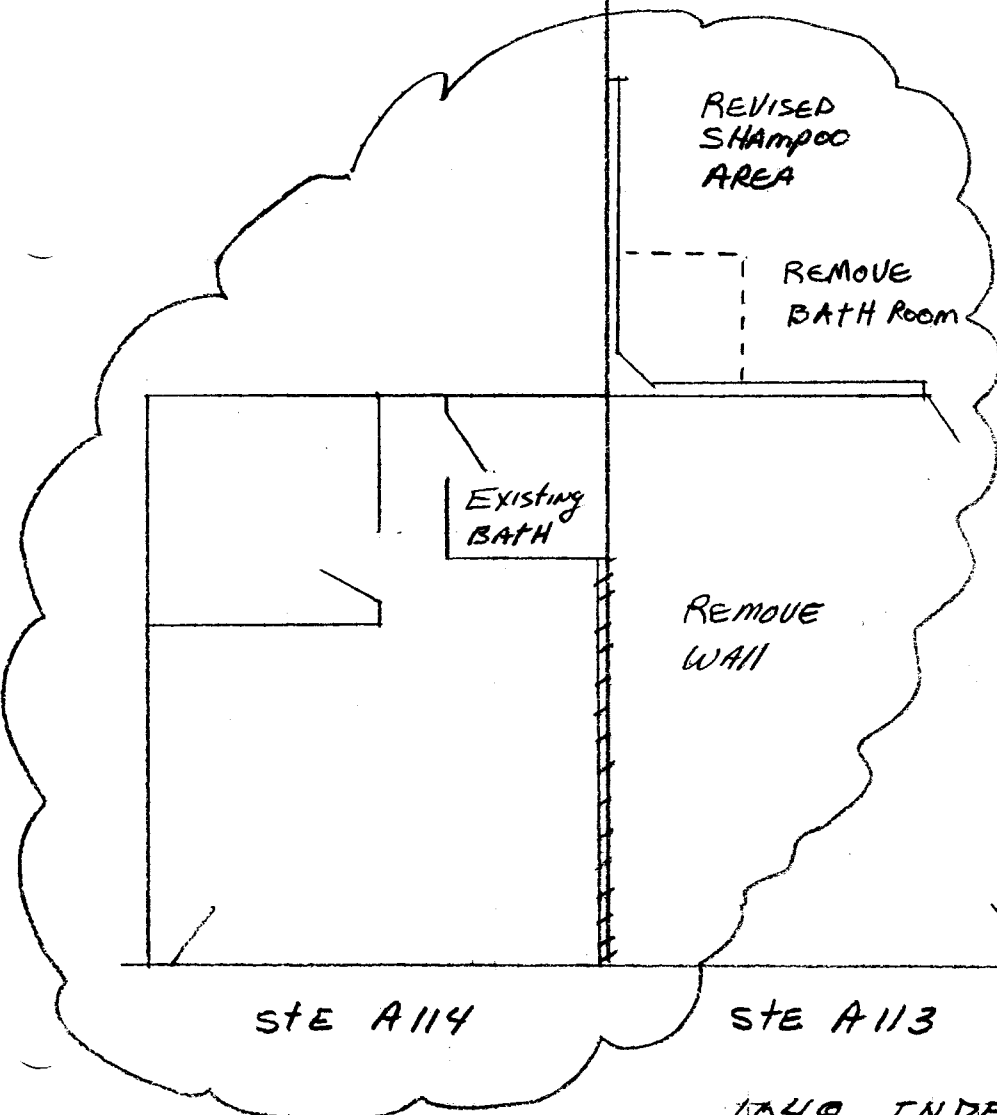
*Revised plan okay!*

UP GRADE ELECTRICAL SERVICE

ADD ROOF MOUNTED A.C. UNITS.



STORAGE ABOVE OFFICES



REVISED SHAMPOO AREA

REMOVE BATH ROOM

EXISTING BATH

REMOVE WALL

STE A114

STE A113

STE A112

1048 INDEPENDENT AVE

REVISION 5-1-95

REVISE BATH